

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1302.3C.1 to permit a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The reason I need a zoning variance for the lots I have applied for is because, The total front footage of my building lot is 40 feet, in order to obtain a building permit I must acquire a variance for the property. The zoning requirement is currently 55 feet, to obtain a building permit. I currently own no other property, and would very much like to build a house on this lot. Many houses in the neighborhood are constructed on 40 foot lots, so request would not be out of character for the neighborhood.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: N/A
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner: 3005 New York Avenue, 501-789-3579
(Type or Print Name) Address Phone No.
Signature
Address
City and State
Attorney's Telephone No.: 3005 New York Avenue, 501-789-3579
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

on the 9th day of September, 1986, at 11:00 o'clock

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: August 14, 1986
Posted for: *Arnold Jablon*
Petitioner: *Colleen R. Young*
Location of property: *W/S of Baltimore Ave., 45' S of Pennsylvania Ave.*
Location of Signs: *W/S of Baltimore Ave., in front of subject property*
Remarks:
Posted by: *S. J. Lunt* Signature Date of return: *August 18, 86*
Number of Signs: 1

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S of Baltimore Avenue, * DEPUTY ZONING COMMISSIONER
45' S of Pennsylvania Avenue *
13th Election District *
Colleen R. Young, *
Petitioner *
Case No. 87-83-A

The Petitioner herein requests a zoning variance to permit a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet.

Testimony by the Petitioner indicates that she purchased two 20' lots to build a home and establish a residence in the older neighborhood in which she grew up. She proposes to construct a split foyer dwelling with its 26' front facing Baltimore Street. Numerous existing homes in the area are placed on 40' wide sites and with reduced side yard setbacks.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of September 1986, that the herein request for a zoning variance to permit a lot width of 40 feet and side yard setbacks of 7 feet, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 19, 1986

Ms. Colleen R. Young
3005 New York Avenue
Baltimore, Maryland 21227

RE: Petition for Zoning Variance
W/S of Baltimore Avenue,
45' S of Pennsylvania Avenue
13th Election District
Case No. 87-83-A

Dear Ms. Young:

Enclosed please find a copy of the decision rendered on the above referenced Petition. Your request for a zoning variance has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

ENTRY OF APPEARANCE

Taken from the book,

Located on the west side of Baltimore Avenue (60 feet wide), 45 feet South of Pennsylvania Avenue

Beginning for the same and being known and designated as Lots Nos. 12, 13, Section 1, on the revised Plat of Subdivision, which Plat is recorded among the Plat Records of Baltimore County in Liber 411, No. 7, folio 190.

Received and recorded in Land Records Circuit Court for Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Baltimore St., 45' S of : OF BALTIMORE COUNTY
Pennsylvania Ave., :
13th District :
COLLEEN R. YOUNG, Petitioner : Case No. 87-83-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 11th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Colleen R. Young, 3005 New York Avenue, Baltimore, MD 21227, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 3, 1986

PETITION FOR ZONING VARIANCES

13th Election District

Case No. 87-83-A

LOCATION: West Side of Baltimore Street, 45 feet South of Pennsylvania Avenue

DATE AND TIME: Tuesday, September 9, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet

Being the property of Colleen R. Young, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025508

County, Maryland, and remit
ding, Towson, Maryland

DATE: ACCOUNT:
AMOUNT: \$
RECEIVED FROM:
FOR:
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 21, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 21, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCES
Lia Eileen Dwyer
Case No. 87-83-A

LOCATION: West Side of Baltimore County, 45 feet south of Pennsylvania Ave. at intersection of 13th District Dr. S.E.

DATE AND TIME: Tuesday, September 9, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet being the property of Colleen R. Young, as shown on plat filed with the Zoning Office.

In the event that this Petitioner(s) is granted, a building permit may be issued within the thirty (30) day appeal period. If the Zoning Commission's decision is not appealed, the building permit may be issued for a stay of the issuance of said permit during this period. - good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
8185 Ash St.

Ms. Colleen R. Young
3005 New York Avenue
Baltimore, Maryland 21227

July 25, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
W/S of Baltimore St., 45' S of
Pennsylvania Ave.
13th Election District
Colleen R. Young - Petitioner
Case No. 87-83-A

TIME: 11:00 a.m.

DATE: Tuesday, September 9, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 019886

DATE: 8/21/86 ACCOUNT: 10750 Little Patuxent Pkwy.

AMOUNT: \$ 33.75

RECEIVED FROM: *[Signature]*

FOR: *[Signature]*

VALIDATION OR SIGNATURE OF CASHIER

Patuxent Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

August 21, 1986

THIS IS TO CERTIFY, that the annexed advertisement of

ZONING VARIANCE

was inserted in the following:

Catonsville Times

Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for 028 successive weeks before the 23 day of August 1986, that is to say, the same was inserted in the issues of

August 21, 1986

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

87-83-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of July, 1986

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Colleen R. Young

Received by: James E. Dyer

Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: August 21, 1986

(2)

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions Nos. 87-74-A, 87-75-A, 87-76-A, 87-77-A, 87-81-A, 87-82-A, 87-83-A, 87-84-A, 87-87-A, 87-88-A, 87-106-A, 87-107-A, 87-108-A, 87-111-A, 87-112-A, 87-113-A and 87-114-A

I would greatly appreciate any insight you could give me regarding this matter. Too, I would like to know what recourse I would be able to take should this requested variance be approved.

Very truly yours,

[Signature]
Robert P. Conrad Sr.
4014 Baltimore Street
Baltimore, Maryland 21227
Baltimore Co., Rosemont

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

RPC:b

NEG:JGH:slm

CP5-008

RECEIVED
SEP 8 1986

ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

September 4, 1986

Mrs. Jean M. Jung
Deputy Zoning Commissioner
Room 113
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Ref: Case # 87-83-A

Dear Mrs. Jung:

Per my telephone conversation with your office on September 3, 1986, I have been instructed to file a formal complaint, in writing, regarding a property variance next to my property.

I am extremely opposed to the construction of a dwelling next to my home and property for the following reasons:

- The proposed dwelling would sit 7' from my neighbor's property line as opposed to the county code of 10' from the property line. Our houses would practically be sitting on top of one another as my house is sitting 6' from my property line.
- The property in question is 80' wide X 125' long; considering the size of the property, why would the builder propose to erect a dwelling 7' from the side of the property line? Why so close to one boundary?

I feel this owner will apply for another variance in the near future to build another dwelling on the 2nd half of the aforementioned sized lot. This would mean two houses would be built on an 80 X 125' lot. As I recollect, the county law is one house per 55' property width. Would this not be in violation of my rights as a property owner? Too, to the best of my knowledge, the lot in question is owned solely by one person; this person maintains all of the property in question.

I would like to run interference and prevent the congestion and lack of privacy that I feel this proposed variance would bring. As this is an established that I feel this proposed variance would bring. As this is an established that I don't want to cause trouble or conflict with my neighbors, but community, I don't want to cause trouble or conflict with my neighbors, too, I feel as a property owner and home owner I am entitled to some privacy. I would have no objections to one house being erected, provided it is in line with the county codes and is built more to the center of the property; however, considering the proposed building is to be erected 7' from the property line, I feel this would greatly violate my privacy as well as that of my neighbors.

Very truly yours,

[Signature]
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kwb

Enclosures

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Industrial Development

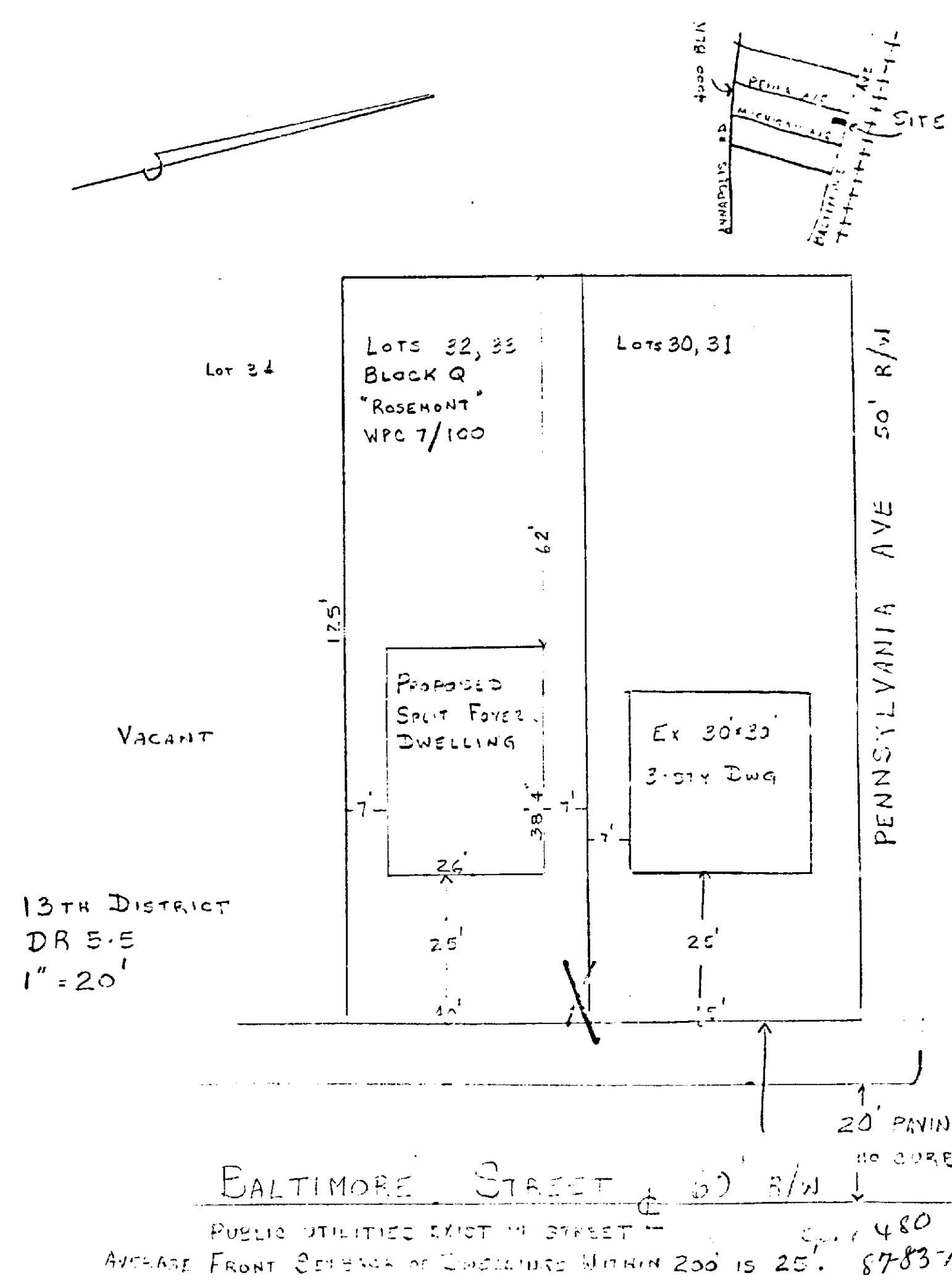
Ms. Colleen R. Young
3005 New York Avenue
Baltimore, Maryland 21227

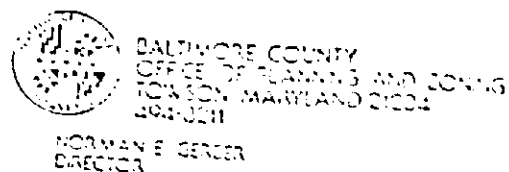
RE: Item No. 480 - Case No. 87-83-A
Petitioner: Colleen R. Young
Petition For Variance

Dear Ms. Young:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.





Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

AUGUST 19, 1986

Re: Zoning Advisory Meeting of July 8, 1986
Item # 480 COLLEEN R. YOUNG
Property Owner:
Location: W/S BALTIMORE AVE. 45'
S. OF PENNSYLVANIA AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and its conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Haswell

Eugene A. Baker
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 22, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building -
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 476, 477, 478, 479, 480, 481, and 482.

Very truly yours,

Michael S. Planigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 480 Zoning Advisory Committee Meeting are as follows:

Property Owner: Colleen R. Young
Location: W/S Baltimore Avenue, 45 feet S of Pennsylvania Avenue
District: 13th.

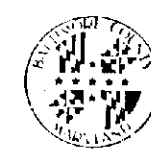
APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 4107, Section 4106.2 and Table 4102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Review

4/22/85



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

July 17, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Colleen R. Young
Location: W/S Baltimore Avenue, 45 ft. S of Pennsylvania Ave.
Item No.: 480 Zoning Agenda: Meeting of July 3, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *C. E. Burman* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1302.3C.1 to permit a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The reason I need a zoning variance for the lots I have applied for is because, The total front footage of my building lot is 40 feet, in order to obtain a building permit I must acquire a variance for the property. The zoning requirement is currently 55 feet, to obtain a building permit. I currently own no other property, and would very much like to build a house on this lot. Many houses in the neighborhood are constructed on 40 foot lots, so request would not be out of character for the neighborhood.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: N/A
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner: 3005 New York Avenue, 501-789-3579
(Type or Print Name) Address Phone No.
Signature
Address
City and State
Attorney's Telephone No.: 3005 New York Avenue, 501-789-3579
Address Phone No.

Legal Owner(s): Colleen R. Young
(Type or Print Name)
Signature
N/A
(Type or Print Name)
N/A
Signature

MAP SW 6A
4/10/87
E.D. 13
DATE 4/10/87
200
1000
100

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore on the 9th day of September, 1986, at 11:00 o'clock

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: August 14, 1986
Posted for: Arnold Jablon
Petitioner: Colleen R. Young
Location of property: W/S of Baltimore Ave., 45' S of Pennsylvania Ave.
Location of Signs: W/S of Baltimore Ave., in front of subject property
Remarks:
Posted by: S. J. Lister
Signature
Number of Signs: 1 Date of return: August 16, 86

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S of Baltimore Avenue, * DEPUTY ZONING COMMISSIONER
45' S of Pennsylvania Avenue *
13th Election District * OF BALTIMORE COUNTY
Colleen R. Young, * Case No. 87-83-A
Petitioner *
* * * * *

The Petitioner herein requests a zoning variance to permit a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet.

Testimony by the Petitioner indicates that she purchased two 20' lots to build a home and establish a residence in the older neighborhood in which she grew up. She proposes to construct a split foyer dwelling with its 26' front facing Baltimore Street. Numerous existing homes in the area are placed on 40' wide sites and with reduced side yard setbacks.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of September 1986, that the herein request for a zoning variance to permit a lot width of 40 feet and side yard setbacks of 7 feet, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 19, 1986

Ms. Colleen R. Young
3005 New York Avenue
Baltimore, Maryland 21227

RE: Petition for Zoning Variance
W/S of Baltimore Avenue,
45' S of Pennsylvania Avenue
13th Election District
Case No. 87-83-A

Dear Ms. Young:

Enclosed please find a copy of the decision rendered on the above referenced Petition. Your request for a zoning variance has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

ENTRY OF APPEARANCE

Taken from the book,
Located on the west side of Baltimore Avenue (60 feet wide), 45 feet South of Pennsylvania Avenue

Beginning for the same and being known and designated as Lots Nos. 12, 13, Section 1, on the revised Plat of Subdivision, which Plat is recorded among the Plat Records of Baltimore County in Liber 411, No. 7, folio 190.

Received and recorded in Land Records Circuit Court for Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Baltimore St., 45' S of : OF BALTIMORE COUNTY
Pennsylvania Ave., :
13th District :
COLLEEN R. YOUNG, Petitioner : Case No. 87-83-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 11th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Colleen R. Young, 3005 New York Avenue, Baltimore, MD 21227, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 3, 1986

PETITION FOR ZONING VARIANCES

13th Election District

Case No. 87-83-A

LOCATION: West Side of Baltimore Street, 45 feet South of Pennsylvania Avenue

DATE AND TIME: Tuesday, September 9, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a lot width of 40 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet

Being the property of Colleen R. Young, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025508

County, Maryland, and remit
ding, Towson, Maryland

DATE: ACCOUNT:
AMOUNT: \$ 50.35
RECEIVED FROM:
FOR:
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 21, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 21, 1986

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCES
Lila E. Jones, Petitioner
Case No. 87-83-A
LOCATION: West Side of Baltimore County, 45' West of Pennsylvania Ave. at 13th District
DATE AND TIME: Tuesday, September 9, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance to permit a lot width of 45 feet in lieu of the required 55 feet and side yard setbacks of 7 feet in lieu of the required 10 feet being the property of Colleen R. Young, as shown on plat filed with the Zoning Office.
In the event that this Petitioner(s) is granted, a building permit may be issued within the thirty (30) day appeal period. If the Zoning Commission's decision is unfavorable, the Petitioner(s) may appeal to the Board of Appeals within the thirty (30) day appeal period. The Zoning Commission's decision for a stay of the issuance of said permit during this period is: good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
8185 Ash St.

Ms. Colleen R. Young
3005 New York Avenue
Baltimore, Maryland 21227

July 25, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
W/S of Baltimore St., 45' S of Pennsylvania Ave.
13th Election District
Colleen R. Young - Petitioner
Case No. 87-83-A

TIME: 11:00 a.m.

DATE: Tuesday, September 9, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018868

DATE: 8/21/86 ACCOUNT: 10750 Little Patuxent Pkwy. Columbia, MD 21044

AMOUNT: \$ 33.75

RECEIVED: 8/21/86 FROM: Colleen R. Young

FOR: Petition for Zoning Variance

VALIDATION OR SIGNATURE OF CASHIER

Patuxent Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

August 21, 1986

THIS IS TO CERTIFY, that the annexed advertisement of

ZONING VARIANCE

was inserted in the following:

Catonsville Times
Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for 028 successive weeks before the 23 day of August 1986, that is to say, the same was inserted in the issues of

August 21, 1986

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

87-83-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of July, 1986

ARNOLD JABLON
Zoning Commissioner

Petitioner Colleen R. Young
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: August 21, 1986

(2)

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions Nos. 87-74-A, 87-75-A, 87-76-A, 87-77-A, 87-81-A, 87-82-A, 87-83-A, 87-84-A, 87-87-A, 87-88-A, 87-106-A, 87-107-A, 87-108-A, 87-111-A, 87-112-A, 87-113-A and 87-114-A

I would greatly appreciate any insight you could give me regarding this matter. Too, I would like to know what recourse I would be able to take should this requested variance be approved.

Very truly yours,

[Signature]
Robert P. Conrad Sr.
4014 Baltimore Street
Baltimore, Maryland 21227
Baltimore Co., Rosemont

[Signature]
Norman E. Gerber, AICP
Director

RPC:b

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

CP5-008

RECEIVED
SEP 8 1986

ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

September 4, 1986

Mrs. Jean M. Jung
Deputy Zoning Commissioner
Room 113
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Ref: Case # 87-83-A

Dear Mrs. Jung:

Per my telephone conversation with your office on September 3, 1986, I have been instructed to file a formal complaint, in writing, regarding a property variance next to my property.

I am extremely opposed to the construction of a dwelling next to my home and property for the following reasons:

- The proposed dwelling would sit 7' from my neighbor's property line as opposed to the county code of 10' from the property line. Our houses would practically be sitting on top of one another as my house is sitting 6' from my property line.
- The property in question is 80' wide X 125' long; considering the size of the property, why would the builder propose to erect a dwelling 7' from the side of the property line? Why so close to one boundary?

I feel this owner will apply for another variance in the near future to build another dwelling on the 2nd half of the aforementioned sized lot. This would mean two houses would be built on an 80 X 125' lot. As I recollect, the county law is one house per 55' property width. Would this not be in violation of my rights as a property owner? Too, to the best of my knowledge, the lot in question is owned solely by one person; this person maintains all of the property in question.

I would like to run interference and prevent the congestion and lack of privacy that I feel this proposed variance would bring. As this is an established that I feel this proposed variance would bring. As this is an established that I don't want to cause trouble or conflict with my neighbors, but community, I don't want to cause trouble or conflict with my neighbors, too, I feel as a property owner and home owner I am entitled to some privacy. I would have no objections to one house being erected, provided it is in line with the county codes and is built more to the center of the property; however, considering the proposed building is to be erected 7' from the property line, I feel this would greatly violate my privacy as well as that of my neighbors.

Very truly yours,

[Signature]
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kwb
Enclosures

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Industrial Development

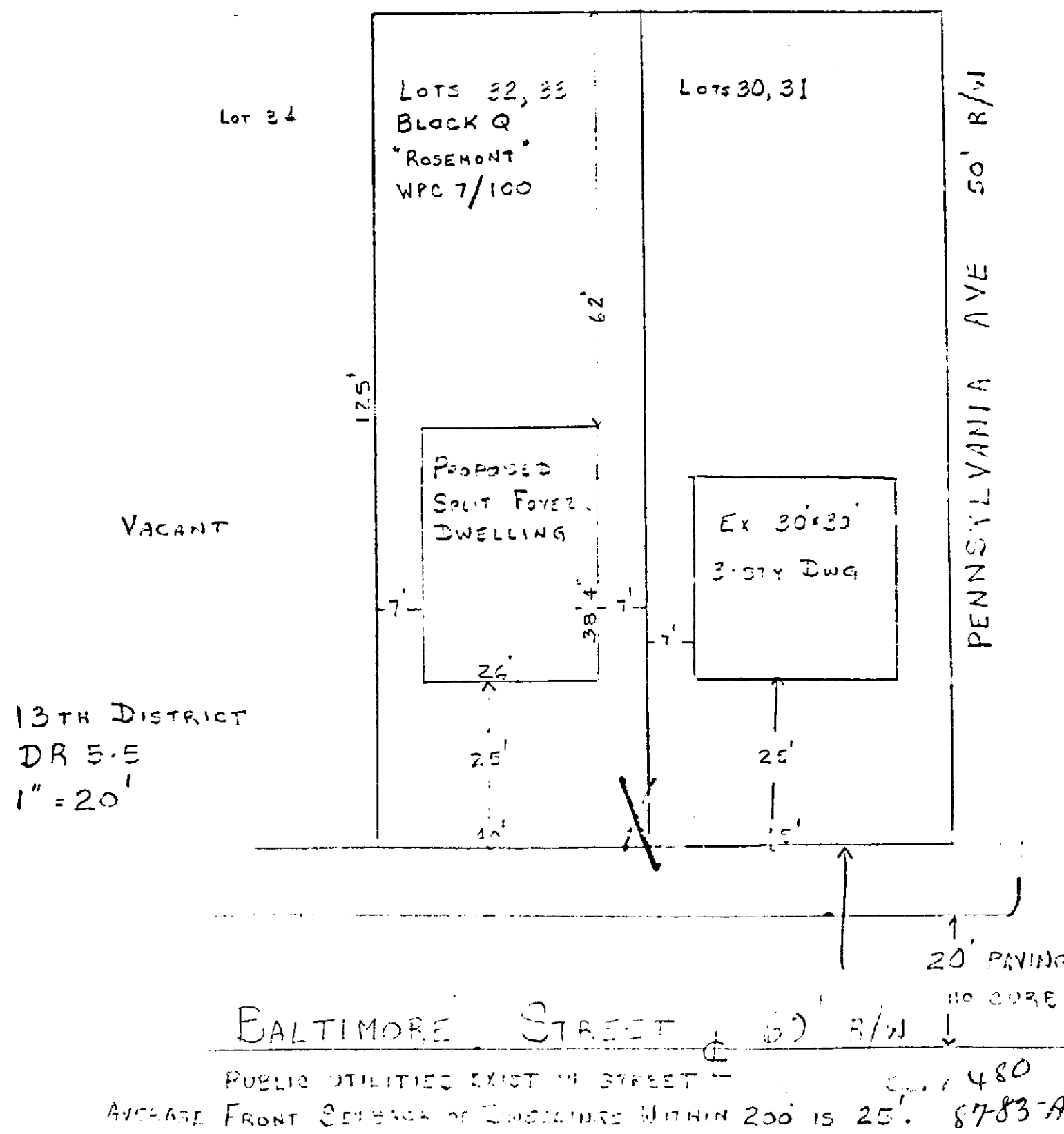
Ms. Colleen R. Young
3005 New York Avenue
Baltimore, Maryland 21227

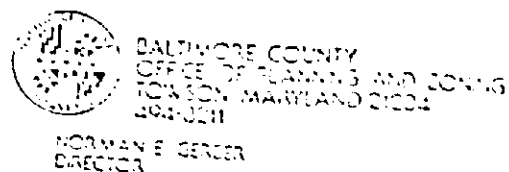
RE: Item No. 480 - Case No. 87-83-A
Petitioner: Colleen R. Young
Petition For Variance

Dear Ms. Young:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.





Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

AUGUST 19, 1986

Re: Zoning Advisory Meeting of July 8, 1986
Item # 480 COLLEEN R. YOUNG
Property Owner:
Location: W/S BALTIMORE AVE. 45'
S. OF PENNSYLVANIA AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and its conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Haswell

Eugene A. Baker
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 22, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building -
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 476, 477, 478, 479, 480, 481, and 482.

Very truly yours,

Michael S. Planigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 480 Zoning Advisory Committee Meeting are as follows:

Property Owner: Colleen R. Young
Location: W/S Baltimore Avenue, 45 feet S of Pennsylvania Avenue
District: 13th.

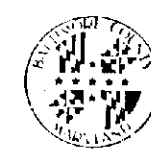
APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 4107, Section 4106.2 and Table 4102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Review

4/22/85



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

July 17, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Colleen R. Young
Location: W/S Baltimore Avenue, 45 ft. S of Pennsylvania Ave.
Item No.: 480 Zoning Agenda: Meeting of July 3, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *C. E. Burman* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb